

107.0

0003

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
830,300 / 830,300

USE VALUE:

830,300 / 830,300

ASSESSED:

830,300 / 830,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
385		RIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TASSONE FRANK M & KAREN R/TRS	
Owner 2: TASSONE REVOCABLE TRUST	
Owner 3:	

Street 1: 385 RIDGE STREET	
Street 2:	

Twn/Cty: ARLINGTON	
StProv: MA	Cntry: <input type="text"/>
Postal: 02474	Type: <input type="text"/>

PREVIOUS OWNER	
Owner 1: TASSONE FRANK M & KAREN R -	
Owner 2: -	

Street 1: 385 RIDGE STREET	
Twn/Cty: ARLINGTON	
StProv: MA	Cntry: <input type="text"/>

Postal: 02474	Type: <input type="text"/>
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NARRATIVE DESCRIPTION	
This parcel contains 10,439 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 2668 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R0
o	LARGE LOT
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units Depth / PriceUnits
	10439 Sq. Ft.
	Site
	0 70. 0.70 4

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10439.000	316,300	800	513,200	830,300		68330
							GIS Ref
							GIS Ref
							Insp Date
							10/04/18

Total Card / Total Parcel
830,300 / 830,300

Patriot Properties Inc.

!8412!

PRINT

Date	Time
12/10/20	22:59:14

LAST REV

Date	Time
02/12/19	12:17:54

ekelly

8412

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TASSONE FRANK M	1494-141		8/11/2016	Convenience		1	No	No	
FOTI MARY ANN	1159-141		8/1/1996		270,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2006	463	Siding	24,338			G7	GR FY07	VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	BS	Barbara S
2/24/2009	Meas/Inspect	189	PATRIOT
3/15/2007	External Ins	BR	B Rossignol
12/3/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	243	PATRIOT
8/7/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	19 - Ranch			Full Bath:	1	Rating:	Good	OF=SINK IN BMT.											
Sty Ht:	1 - 1 Story			A Bath:		Rating:													
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating:	Average												
Foundation:	1 - Concrete			A 3QBth:	1	Rating:	Good												
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:		%		OthrFix:	1	Rating:	Good												
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units: 1											
Color:	BEIGE			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Frl:	2	Rating:	Average	Other											
GENERAL INFORMATION				WSFlue:		Rating:		Upper											
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt:	1958	Eff Yr Blt:		Location:		Total Units:		Lvl 1											
Alt LUC:		Alt %:		Floor:				Lower											
Jurisdct:		Fact: .		% Own:															
Const Mod:				Name:		Total:	18.6 %												
Lump Sum Adj:				DEPRECIATION															
INTERIOR INFORMATION				Phys Cond:	GD - Good	18.	%												
Avg Ht/FL:	STD			Functional:			%												
Prim Int Wall:	2 - Plaster			Economic:			%												
Sec Int Wall:		%		Special:			%												
Partition:	T - Typical			Override:			%												
Prim Floors:	3 - Hardwood			CALC SUMMARY															
Sec Floors:	6 - Ceramic Tile	20 %		COMPARABLE SALES															
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	95.00														
Subfloor:				Size Adj.:	1.35000002														
Bsmnt Gar:				Const Adj.:	1.00188005														
Electric:	3 - Typical			Adj \$ / SQ:	128.491														
Insulation:	2 - Typical			Other Features:	111169														
Int vs Ext:	S			Grade Factor:	1.00														
Heat Fuel:	1 - Oil			NBHD Inf:	1.00000000														
Heat Type:	3 - Forced H/W			NBHD Mod:															
# Heat Sys:	1			LUC Factor:	1.00														
% Heated:	100	% AC: 100		Adj Total:	388618														
Solar HW:	NO	Central Vac: Yes		Depreciation:	72283														
% Com Wall:		% Sprinkled:		Deprecated Total:	316335														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make: [] Model: [] Serial #: [] Year: [] Color: []				PARCEL ID 107.0-0003-0008.0															
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		18X10	A	AV	1980	0.00	T	31.2	101							
19	Patio	D	Y		119X20	A	AV	1980	3.24	T	31.2	101			800		800		
More: N				Total Yard Items: 800				Total Special Features: []				Total: 800				IMAGE			
AssessPro Patriot Properties, Inc																			